

**Fleming County Project Development Board**  
**201 Court Square, Courthouse Annex**  
**Flemingsburg, KY 41041**  
**Record of Special Call Meeting Minutes**  
**October 17, 2007, 7:00 pm Eastern**

The meeting was called to order at 7:03 pm by Chairperson CJE Larry H. Foxworthy. Roll Call was completed as noted below:

**Present:**

Garlan Vanhook, General Manager of Facilities, AOC  
Michael Kier, Project Manager, AOC  
W. Todd Walton II, District Judge, 19<sup>th</sup> District  
Larry H. Foxworthy, Fleming County Judge Executive  
Pam Lowe, Fleming County Circuit Clerk  
Marvin W. Suit, Attorney  
Louie Flanery, Mayor of Flemingsburg  
David DeAtley, Magistrate District 2  
Stockton B. Wood, Circuit Judge, 19<sup>th</sup> Judicial Circuit

**Absent:**

J. Scott Brown, General Manager of Auditing Services, AOC

**Old Business:**

**Item 1.a.**

**Approval of Minutes**

A motion was made to approve the minutes of October 2, 2007 with the amendment to read: The votes were tallied with Trace Creek Construction, Inc. received 6(Six) yeas and Codell Construction Management received 1(One) yea and Abstain 1(One). A motion to select as the board's recommendation to AOC the construction management firm of Trace Creek Construction, Inc. Motion by Mayor Louie Flanery. Seconded by Marvin Suit. The recommendations of the Fleming County Project Development Board will be submitted in accordance with AP Part X to the Administrative Office of the Courts for final approval.

Motion by David DeAtley. Seconded by Louie Flanery. All in favor.

**Item 1.b.**

**Architectural/Engineering Update from Brandstetter Carroll**

Brandstetter Carroll Inc. representatives Eric Chambers and Mark Horman were present to update the board with the requested revisions of subjective evaluations of West Main Street properties, Cheaps' Estate and L & M Enterprise locations. Cost, function, community and ranking factors were reviewed. Discussion was held regarding AP Part X compliance, costs associated with demolition of existing buildings, site grade issues, land acquisition costs, MAI appraisal determination, code compliance regarding parking accessibility for handicap, secured employee and inmate areas, historical validity, properties located in flood plain zones, future growth and physical appearance of building structure, downtown enhancement, elevation of existing structures vs. new structure, condemnation of unoffered properties, green space availability, soil and environmental conditions.

Brandstetter Carroll will complete a re-evaluation of all potential site locations with an increase of detailed criteria not to exclude properties situated in flood zone areas, unoffered properties costs and security. Supporting evidence of Brandstetter Carroll's subjective site evaluations should reflect potential impacts to the community in a consistent manner for better clarification for board members to develop a scaled idea regarding building

development and size. Validity of site reviews will increase by incorporating appraisal components into evaluations.

There has been no deadline set for site proposals and no decision regarding site selection has been made at this time. The status of the authorized judicial center project's funding will be discussed at the legislative session in January 2008. Mr. Vanhook stated that the board's actions will demonstrate to the legislative members that we are proceeding as needed to accomplish the goals in a timely manner.

**New Business:**

**Item 2.a.**

**Public Comments:**

Many comments and discussion was held with citizens regarding the building's impact to the downtown revitalization efforts. The FEMA flood determination areas was questioned which could affect the stability of a structure if located in a flood zone. Mr. Larry Breeze, representative for L & M Enterprises, verified previous statements offering several possible locations located in their development on the by pass for the judicial center with the exception of adjacent to the daycare center.

**Other:**

Due to the next regular meeting falling on Election Day, board members elected to reschedule the meeting to Tuesday, November 13, 2007 at 6:00 pm Eastern Time at the Fleming County Courthouse Annex.

**Adjournment**

A motion was made to adjourn the meeting at 9:03 pm Eastern time. Motion by Pam Lowe. Seconded by Judge Stockton Wood. All in favor.